

Call to Order:

The East Lake Woodlands Condo VII Board of Directors Meeting was called to order by Al Kaan on Wednesday November 6, 2024 at 8:00pm at Ameritech-Tech Community Management, Inc. located at 24701 US Highway 19 N., Suite 102, Clearwater, FL 33763.

Proof of Meeting:

Proof of meeting was posted on Monday, November 4, 2024 at 6:30 PM.

Board members in attendance:

Chris Capezio, Mary Stone, Jay Hurley, Elaine Hewitt, Al Kaan

Quorum: Yes

Approval of Previous Meeting's Minutes:

A motion was made by Jay Hurley to approve the Meeting's Minutes from September 18, 2024. Seconded by Mary Stone. All Board Member's voted in favor of approval of Meeting's Minutes.

Manager's Report:

Review of delinquent accounts.

Review of walk around findings/post hurricane issues.

Old Business/New Business:

Roof Repairs: Waiting for the estimate for the roof repairs. Checking into a yearly maintenance contract to help prevent water damage issues in the future.

Termite Issues: Addressing current damages caused by termites in some units along with getting estimates on different maintenance programs for the prevention of termites.

Carport Repairs: They will start to be done in the near future. Residents will be made aware of when this will take place in case they need to move their car.

Repair of the long wooden fence in the back of buildings 2/3/4/5/6 still being done.

Discussed gasoline powered generators and gas grills —> they are prohibited.

Discussed Board member/resident Chris Capezio's proposal bid to do the future janitorial services and to be paid for the cleanup work and maintenance work he has already done.

A motion was made by Elaine Hewitt, seconded by Mary Stone to have Chris Capezio take on the janitorial services. All Board Member's voted in favor.  
(Chris Capezio abstained from voting).

A motion was made by Elaine Hewitt, seconded by Mary Stone to have Chris Capezio paid for the post-hurricane cleanup work and maintenance work he has already done. All Board Member voted in favor.  
(Chris Capezio abstained from voting).

In the process of getting bids for repairing the swimming pool (marcite).

Discussed utilizing the pool cover nightly during the winter months to help save on the electric bill for heating the pool.

Discussed adopting an amendment to limit the number of rental units. A future workshop will be scheduled at some point.

The Board/Ameritech has not heard back from any resident regarding issues with spores.

Discussed minor issues:

Broken lounge chair

Resident with mold on their window

Hole dug up by animals in the back of Bldg #5.

Board of Directors are now required to take one hour continuing education every year starting in 2025.

Tree stump in back of Bldg 4/2 will remain.

Chimney caps on two units were replaced.

Updating the current Committee Guidelines is on pause.

Future evaluation of AC drain pipes will be done as needed during walk around.

Next Meeting : Budget Meeting Scheduled for Tuesday, December 10, 2024 at 6:30 PM at ELWCondo7 Swimming Pool located on Camille Court.

Adjourn Meeting: A motion was made by Mary Stone to adjourn the meeting. Seconded by Al Kaan. Meeting adjourned at 8:36 PM.

Call to Order:

The East Lake Woodlands Condo VII Budget Workshop Meeting was called to order by Jay Hurley on Wednesday, November 6, 2024 at Amer-Tech Community Management, Inc. located at 24701 US Highway 19 N., Suite 102, Clearwater, FL 33763 at 6:31 PM

Proof of Meeting:

Proof of meeting was posted on Monday, November 4, 2024 at 6:30 PM.

Board Members in attendance:

Chris Capezio, Mary Stone, Jay Hurley, Elaine Hewitt, Al Kaan

Quorum : Yes

Discussion of proposed 2025 Budget.

Adjourn Meeting:

A motion was made by Jay Hurley to adjourn the meeting. Seconded by Chris Capezio. The meeting was adjourned at 7:56 PM.